



The **East Subarea** is characterized by single family residential housing, retail/commercial development, and heavy industrial usage. Retail/commercial development is particularly concentrated along IH 10, IH 37, IH 35, and major thoroughfares such as Walzem and W.W. White Roads. The area encompasses two City Historic Districts as well as new residential subdivisions. The East Subarea is ethnically and economically diverse. Geographically, the area is generally flat to gently sloping with wooded areas consisting of oak, pecan, mesquite, and cedar elm. The majority of available open land consists of agricultural fields that have reverted to open grasslands. This Subarea includes portions of Council Districts 2 and 3.

1. CENSUS TRACTS

1102, 1103, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1318, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1417

2. POPULATION* (estimated) % of change

2000	113,795	--
2005	115,414	+1.40%
2010	117,035	+1.40%
2015	118,656	+1.40%

* Based on past trend analysis (1970 – 2000) and current 2005 city limits boundaries.

3. DEMOGRAPHICS

Hispanic	55.80%	Age	
Anglo	18.60%	<5	8.00%
African American	23.20%	5-17	22.80%
Other	2.40%	18-24	9.50%
		25-44	27.30%
Male	47.40%	45-64	19.60%
Female	52.60%	65+	12.80%

Median Household Income \$28,865

*Based on census population and housing statistics as provided by the City of San Antonio Planning Department, January 2005.

4. PROMINENT LANDMARKS AND FACILITIES

- St Paul's Square and the Alamodome
- SBC Center and Freeman Coliseum
- St. Philip's College
- The Carver Community Cultural Center
- Historic Eastside City Cemeteries

5. NATURAL RESOURCE ASSETS

- Salado, Rosillo, and Martinez Creeks
- Calaveras Lake
- Braunig Lake

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6. PARK FACILITIES LISTING

A. City of San Antonio Facilities

<u>Name</u>	<u>Type</u>	<u>Acreage</u>	
Coliseum Oaks	NP	3.84	
Dafoste	NP	15.10	
Dellcrest	NP	6.00	
Dignowity	NP	3.20	
Healy-Murphy	NP	1.00	
Herrera	NP	4.50	
"J" Street	NP	11.80	
Pickwell	NP	11.00	
Second Baptist	NP	1.70	
Skyline	NP	1.20	
Subtotal Neighborhood Parks			59.34 acres
Copernicus	CP	21.00	
Dawson	CP	4.20	
Denver Heights	CP	4.20	
Fairchild	CP	6.80	
Highland	CP	4.90	
Lakeside	CP	30.42	
Lincoln	CP	32.70	
Lockwood	CP	3.80	
Miller, Dorie	CP	1.04	
Pittman-Sullivan	CP	25.40	
White, Jack	CP	59.27	
Woodard	CP	3.90	
Subtotal Community Parks			197.63 acres
Calaveras	LUP	146.70	
M.L. King	LUP	168.97	
Southside Lions	LUP	600.10	
Subtotal Large Urban Parks			915.77 acres
Highland H.S. Tennis Center	SC	.80	
Willow Springs Golf	SC	188.60	
Subtotal Sports Complexes			189.40 acres
Salado Creek Greenway S.	GW	48.12	
Subtotal Greenways			48.12 acres
Historic City Cemeteries	SUF	46.73	
M.L. King Plaza	SUF	.30	
Subtotal Special Use Facilities			47.03 acres
TOTAL CITY PARK ACREAGE			1,457.29

B. Bexar County Facilities

<u>NAME</u>	<u>ACREAGE</u>	
Comanche Park	60.00	
Covington Park	19.29	
Pletz Park	24.30	
Subtotal		103.59 acres

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C. City Public Service (CPS) Facilities

<u>NAME</u>	<u>ACREAGE</u>	
Calaveras Lake & Park*	3,650.00	
Braunig Lake & Park**	1,400.00	
Subtotal		5,050.00 acres

D. City of Converse Facilities

<u>NAME</u>	<u>ACREAGE</u>	
North Park	41.91	
South Park	37.98	
Subtotal		79.89 acres

TOTAL NON-CITY PARK ACREAGE **5,233.48**

GRAND TOTAL EAST SUBAREA PARK ACREAGE **6,690.77**

* Calaveras Lake includes 3,450 surface acres available for boating & fishing.

** Braunig Lake includes 1,300 surface acres available for boating & fishing.

7. NEEDS ASSESSMENT

Based on the statistics in the report entitled "The Excellent City Park System" published by The Trust for Public Land, the national average of 16 acres of park land per 1000 residents, the following chart summarizes the park land needs of the East Subarea (based on June 2005 park acreage figures).

EAST SUBAREA LAND ACQUISITION NEEDS IDENTIFICATION*

	2004 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	2005 Estimated Population 115,414 (Acres/Goal) (Excess/Def.)		2010 Estimated Population 117,035 (Acres/Goal) (Excess/Def.)		2015 Estimated Population 118,656 (Acres/Goal) (Excess/Def.)	
Total City-Owned Park Acres	1,457.29	12.63/1,000	1,847	-390	1,873	-416	1,898	-441
Total Public Park Acres** including City, County, State, Federal and Incorporated Cities park land	6,690.77	57.97/1,000	1847	+4,844				

* Based on June 2005 Park Acreage.

** Includes 3,450 surface acres at Calaveras Lake and 1,300 surface acres at Braunig Lake.

In June 2005, the City owned 1,457.29 acres of park land or 12.63 acres per 1,000 residents in the East Subarea. Based on the national average of 16 acres per 1,000 residents, a deficit of 390 acres exists. When park acres of other public entities are added, notably City Public Service with its Calaveras and Braunig Lake facilities, which include surface acreage of the lake water, a positive ratio exists to 57.97 acres per 1,000 residents. Based solely on city population projections and park acreage figures (assuming no further acquisition), there will be a deficit of 416 acres by the year 2010.

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8. PAST ACCOMPLISHMENTS (1999-2004)

A. Capital Improvement Projects Completed

Project	Funding	Source	Completion
M.L. King Park Pavilions Roof Replacement***	\$12,000	Park Bonds	April 1999
Davis Scott YMCA ADA Improvements	\$20,000	General Fund	August 1999
S.S. Lions Park Lake Spillway Repairs	\$140,000	General Fund	August 1999
Copernicus Park Trail Lighting***	\$87,000	Park Bonds	November 1999
Lockwood Park Playground Replacement	\$0	Donation	January 2000
S.S. Lions Park Ballfield Parking Improvements	\$87,000	CDBG	May 2000
Highland H.S. Track Lighting Improvements	\$70,000	General Fund	June 2000
Pittman Sullivan Park Basketball Court***	\$0	Donation	June 2000
Denver Hts. Park Community Center Addition***	\$306,000	Park Bonds	November 2000
Lincoln Park Community Center Addition	\$240,000	Park Bonds	November 2000
Pickwell Park Improvements***	\$235,000	Park Bonds	March 2001
Highland Park Tennis Court Improvements***	\$25,000	CDBG	April 2001
S.S. Lions Lake Park Improvements***	\$150,000	Park Bonds	July 2001
Coliseum Oaks Park Fence	\$23,624	CDBG	August 2001
Dawson Park Community Center Structural***	\$419,475	CDBG	August 2001
J Street Park Improvements***	\$100,000	Park Bonds	October 2001
Dawson Park Improvements***	\$100,000	Park Bonds	October 2001
M.L. King Park Improvements***	\$200,000	Park Bonds	October 2001
Bode Community Center Addition	\$790,134	Park Bonds	December 2001
Coliseum Oaks Park Drinking Fountain	\$7,904	CDBG	December 2001
Lakeside Park Improvements	\$400,000	Park Bonds	February 2001
Lockwood Park Community Ctr. Renovations***	\$105,000	General Fund	February 2002
S.S. Lions Park Community Center Addition***	\$681,404	CDBG	April 2003
Pittman Sullivan Park Backstop Renovations	\$4,600	CDBG	May 2003
Skyline/Highlands Ballfield Improvements***	\$274,500	Park Bonds	August 2003
Highland Park Walking Trail***	\$100,000	Park Bonds	September 2003
Pickwell Park Improvements Phase 2***	\$195,200	Park Bonds	August 2004
Lincoln Park Pool and Playground Repairs ***	\$802,883	Grant	November 2004

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There were 28 Park Capital Improvement Projects completed in the past five years with total budgets and investments in the community of \$5,576,724. Out of all the projects completed, 61% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

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B. Park Land Acquired

- Oddfellows Cemetery (Eastside Cemeteries) – (1999) – 5.73 acres
- Coliseum Oaks Park – (2000) – 3.84 acres
- Jack White Park – (2005) – 59.27 acres
- Salado Creek Greenway South – (2005) – 48.12

There were 116.95 acres of park land added in the past five years with a total of 1,457.29 acres of City park land currently in the subarea.

C. Funded Projects (currently under design or construction)

Project***	Funding	Source
Coliseum Oaks Park Playground	\$323,548	HUD 108
Copernicus Park Youth Sports Fields***	\$400,000	Park Bonds
Davis Scott YMCA Roof Replacement	\$555,320	HUD 108
Dawson Park Parking Lot Expansion	\$234,323	HUD 108
Historic City Cemeteries Fencing***	\$50,000	Park Bonds
Lakeside Park Playground and Improvements	\$400,000	Park Bonds
Lincoln Park Community Center Roof Replacement	\$267,818	HUD 108
S.S. Lions Park Dam/Spillway Repairs***	\$1,547,636	Park Bonds, HUD 108
S.S. Lions Park Drainage Improvements	\$173,000	CDBG
S.S. Lions Park Playground and Skatepark***	\$239,696	CDBG
S.S. Lions Park Pool Drainline Relocation	\$133,000	CDBG
Salado Creek Greenway Development***	\$7,966,000	Sales Tax, TEA-21
Skyline Park Improvements	\$126,000	HUD 108
Skyline/Highlands Ballfield Improvements***	\$253,796	CDBG

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There are currently 14 Park Capital Improvement Projects funded and underway with total budgets and investments in the community of \$12,670,137. Out of these projects, 43% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

9. COMMUNITY SURVEY

Based on surveys completed during the planning process for this document and on discussions with citizens, need was expressed for the following activities and facilities in the East Subarea.

- retired persons activity areas
- skate facilities
- rehabilitation of existing facilities
- development of Lincoln Park
- development of Skyline Park
- develop meeting facilities at Pickwell Park
- develop and enhance facilities for bikers at South Side Lion's Park



10. RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the East Subarea and the inventory of current facilities and programs, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

GENERAL PRIORITIES

- acquire additional park acreage to meet service goals in relation to neighborhood parks.
- rehabilitate park and recreation facilities to assure safety, security, accessibility, and quality programming for users.
- design and construct lighted park pedestrian trails.
- update and implement priorities addressing the Historic East Side Cemeteries Master Plan that reinforce the area's neighborhood revitalization efforts.
- implement priorities from the M. L. King Park and Wheatley Heights area Master Plan.
- expand recreational programs that introduce urban youth to non-traditional activities and expand senior programs.
- work with other public agencies, private organizations, and individuals to secure land and further develop the Salado Creek corridor, and other natural creekways, into greenways.
- design and construct the first phase of the master planned concrete skate park at S.S. Lion's Lake Park in the location of the existing tennis court complex and of the master planned lake area of the park.
- implement first phase of improvements from the Lincoln Park Master Plan.
- Develop, in coordination with other agencies, organizations, and businesses, the Willow Springs Golf Course area based on the area Master Plan.

11. PROPOSED/UNFUNDED CAPITAL IMPROVEMENT PROJECTS

<u>Recommendation</u>	<u>Estimate*</u>	<u>Source</u>	<u>Year</u>
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Outdoor Priority 1

M.L. King Park Area-- design and construct rehabilitation to sewer lift station, parking lots, roadways, restrooms, lighting, tennis courts, trails, ADA modifications, and new improvements in the area in accordance with the Master Plan for the park area. (Council District 2)

<i>Design</i>	\$750,000	all	2006
<i>Construction</i>	\$3,244,800	all	2008

Outdoor Priority 2

South Side Lions Park (West)—design and construct a concrete skate facility at the site of the old tennis courts along Pecan Valley Drive as per the site Master Plan, ADA modifications, lighting, and parking improvements. (Council District 3)

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<i>Design</i>	\$229,840	all	2008
<i>Construction</i>	\$956,134	all	2009

Outdoor Priority 3

Lincoln Park-- design and construct rehabilitation to outdoor restrooms, parking lot, lighting, basketball court, sport field lighting, tennis courts, repaint interior/exterior of center, and replace roof on community center. (Council District 2)

<i>Design</i>	\$309,338	all	2009
<i>Construction</i>	\$1,286,844	all	2010

Outdoor Priority 4

South Side Lions Park (East)-- design and construct rehabilitation to infrastructure, sewer system, playgrounds, restrooms, parking lots, roadways, trails, pavilions, ADA modifications, lighting, picnic facilities, and access to the west along Hiawatha Street. (Council District 3)

<i>Design</i>	\$438,697	all	2010
<i>Construction Phase</i>	\$1,824,979	all	2011

Outdoor Priority 5

East Side Historic Cemeteries-- design and construction of improvements to include basic infrastructure, entrances, restoration of public monuments and structures, lighting, roadways, landscape, and irrigation in accordance with the Master Plan for the facility. (Council District 2)

<i>Design</i>	\$228,122	all	2011
<i>Construction</i>	\$948,989	all	2012

Indoor Priority 1

Lockwood Park Gymnasium--design and construct replacement of the existing gymnasium building. (Council District 2)

<i>Design</i>	\$312,000	all	2007
<i>Construction</i>	\$1,297,920	all	2008

Indoor Priority 2

Copernicus Park Community Center--design and construct rehabilitation to the HVAC system, repaint interior and exterior of center, and general rehabilitation of the structure and its components. (Council District 2)

<i>Design</i>	\$148,720	all	2008
<i>Construction</i>	\$618,675	all	2009

Indoor Priority 3

Woodard Park and Community Center--design and construct rehabilitation to overhead doors, HVAC system, exterior doors, playground, basketball court, parking area, repaint interior/exterior of center, and ADA modifications. (Council District 2)

<i>Design</i>	\$154,669	all	2009
<i>Construction</i>	\$643,422	all	2010

Indoor Priority 4

Denver Heights Park and Community Center--design and construct rehabilitation to the gym lighting, security lighting, resurface basketball & tennis courts, repaint interior/exterior of center, and ADA modifications. (Council District 2)

<i>Design</i>	\$160,856	all	2010
<i>Construction</i>	\$694,880	all	2011

Indoor Priority 5

Dorie Miller Community Center--acquisition of additional park property and development of a 3000 s.f. multi-use facility. (Council District 2)

<i>Land Acquisition</i>	\$162,240	all	2008
<i>Design</i>	\$608,326	all	2011
<i>Construction</i>	\$2,530,638	all	2012

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Other Subarea Project Needs

Copernicus Park --design and construct rehabilitation to the playground, trails, pavilion, basketball courts, security and basketball tennis courts lighting, pavilion electrical service, parking lot and lighting, convert tennis courts to basketball court, irrigation systems, and ADA modifications.

(Council District 2)

<i>Design</i>	\$108,160	all	2011
<i>Construction</i>	\$449,946	all	2012

DaFoste Park-- design and construct rehabilitation to basketball and tennis courts, fencing, ADA modifications, and park furnishings. (Council District 2)

<i>Design</i>	\$85,536	all	2014
<i>Construction</i>	\$355,828	all	2015

Dawson Park—design and construct roof replacement of the older portion of the Community Center. (Council District 2)

<i>Design</i>	\$65,000	all	2007
<i>Construction</i>	\$270,400	all	2008

Dellcrest Park-- design and construct rehabilitation to existing park facilities including a new playground and ADA modifications. (Council District 2)

<i>Design</i>	\$82,246	all	2013
<i>Construction</i>	\$342,142	all	2014

Dignowity Park-- design and construct rehabilitation to lighting, landscape, irrigation, plazas, and ADA modifications. (Council District 2)

<i>Design</i>	\$94,899	all	2012
<i>Construction</i>	\$394,780	all	2013

Fairchild Park-- design and construct rehabilitation to tennis court lights, HVAC system, windscreens, ADA modifications, restrooms, parking lots, tennis court walls, repaint interior/exterior of clubhouse, and playground. (Council District 2)

<i>Design</i>	\$204,726	all	2010
<i>Construction</i>	\$851,657	all	2011

Fairchild Park Pool Facility-- design and construct rehabilitation to include bath house, shade covers, lighting, filtration system, ADA modifications, and roofing. (Council District 2)

<i>Design</i>	\$104,000	all	2007
<i>Construction</i>	\$432,640	all	2008

Herrera Park-- design and construct rehabilitation to ADA, playground, restrooms, picnic area; landscape, parking lot, security lighting, and basketball/softball field lighting. (Council District 2)

<i>Design</i>	\$104,050	all	2009
<i>Construction</i>	\$432,848	all	2010

J Street Park-- design and construct rehabilitation to entrance, parking lot, trail, basketball courts, gazebo, lighting, picnic facilities, erosion control, landscape, park furnishings, and ADA modifications. (Council District 2)

<i>Design</i>	\$272,287	all	2011
<i>Construction</i>	\$1,132,461	all	2012

Park Land Acquisition—acquire land for neighborhood and community type parks. (Council Districts 2 and 3)

<i>Acquire 5-10 acres</i>	\$260,000	all but CDBG	2007
<i>Acquire 5-10 acres</i>	\$281,216	all but CDBG	2009
<i>Acquire 5-10 acres</i>	\$304,163	all but CDBG	2011
<i>Acquire 10-20 acres</i>	\$657,966	all but CDBG	2013
<i>Acquire 10-20 acres</i>	\$711,656	all but CDBG	2015

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Pedestrian Wellness Trails @

Dawson, Denver Heights, Lincoln, Lockwood,

Pittmann-Sullivan, & Woodard Parks--design & construct pedestrian wellness trails in 6 parks, ½ mile trail each. (Council District 2)

<i>Design</i>	\$409,451	all	2010
<i>Construction</i>	\$1,703,314	all	2011

Pittman Sullivan Park-- design and construct rehabilitation to parking lots, lighting, outdoor and ball field restrooms, basketball and tennis court lighting, playground, pavilion, park furnishings, and ADA modifications. (Council District 2)

<i>Design</i>	\$126,532	all	2012
<i>Construction</i>	\$526,373	all	2013

Second Baptist Church Park-- design and construct rehabilitation to basketball court, tennis courts, general park lighting, ADA modifications, and playground. (Council District 2)

<i>Design</i>	\$119,750	all	2014
<i>Construction</i>	\$498,159	all	2015

Skyline Park-- design and construct rehabilitation to basketball court and ADA modifications. (Council District 2)

<i>Design</i>	\$67,600	all	2008
<i>Construction</i>	\$281,216	all	2009

South Side Lions Park Pool (West)-- design and construct rehabilitation to include bath house, shade covers, lighting, filtration system, ADA modifications, and roofing. (Council District 3)

<i>Design</i>	\$104,000	all	2007
<i>Construction</i>	\$432,640	all	2008

Jack White Property--design and construct renovations to building for park police substation and park maintenance facility, public parking, trailhead feature, trails, access, and park furnishings. (Council District 2)

<i>Design</i>	\$207,256	all	2013
<i>Construction</i>	\$862,199	all	2014

Willow Springs Golf Course--design and construct renovations to buildings, grounds, and other general rehabilitation. (Council District 2)

<i>Design</i>	\$546,875	all	2014
<i>Construction</i>	\$2,187,500	all	2015

TOTAL PROPOSED PROJECTS **\$33,621,561**

*Costs adjusted for annual inflation of 4% per year beginning in 2006.

12. EAST SUBAREA FACILITIES MAP (Following Attachment)

13. EAST SUBAREA PROGRAMS MAP (Following Attachment)